



London Road, SE23  
£650,000

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# In general

- Chain free
- Share of freehold
- Reception room with striking features
- Two double bedrooms
- Seperate fitted kitchen
- Impressive large stained glass windows
- Tranquil garden
- Off street gated parking
- Original fireplaces
- Minutes away from Forest Hill station

# In detail

A wonderful bright and spacious ground floor two bedroom apartment for sale in the heart of Forest Hill with a tranquil private garden.

The property consists of two double bedrooms, a separate fitted kitchen, a tiled bathroom suite and an impressive reception room once a former chapel with many original features including a vaulted ceiling and exposed wooden beams. The owners have also created a garden perfect to relax and enjoy, comprising a sunken seating area and a water feature.

The property is offered chain free and also benefits from share of freehold, off street gated parking, impressive large stained glass windows, original fireplaces, an abundance of light, plenty of storage, beautiful period features and so much more. This lovely Victorian property has recently had a brand new roof and the apartment itself has the opportunity to create a third bedroom STPP.

Set approximately just 0.1 miles to Forest Hill station offering excellent links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, gastro pubs, coffee shops, cafes and Horniman Park. Call the Pedder Forest Hill sales team to arrange a viewing today.

EPC: E | Council Tax Band C | Lease: 90 years remaining | SC: £2,100.00 pa | GR:£0 | BI: Included in SC

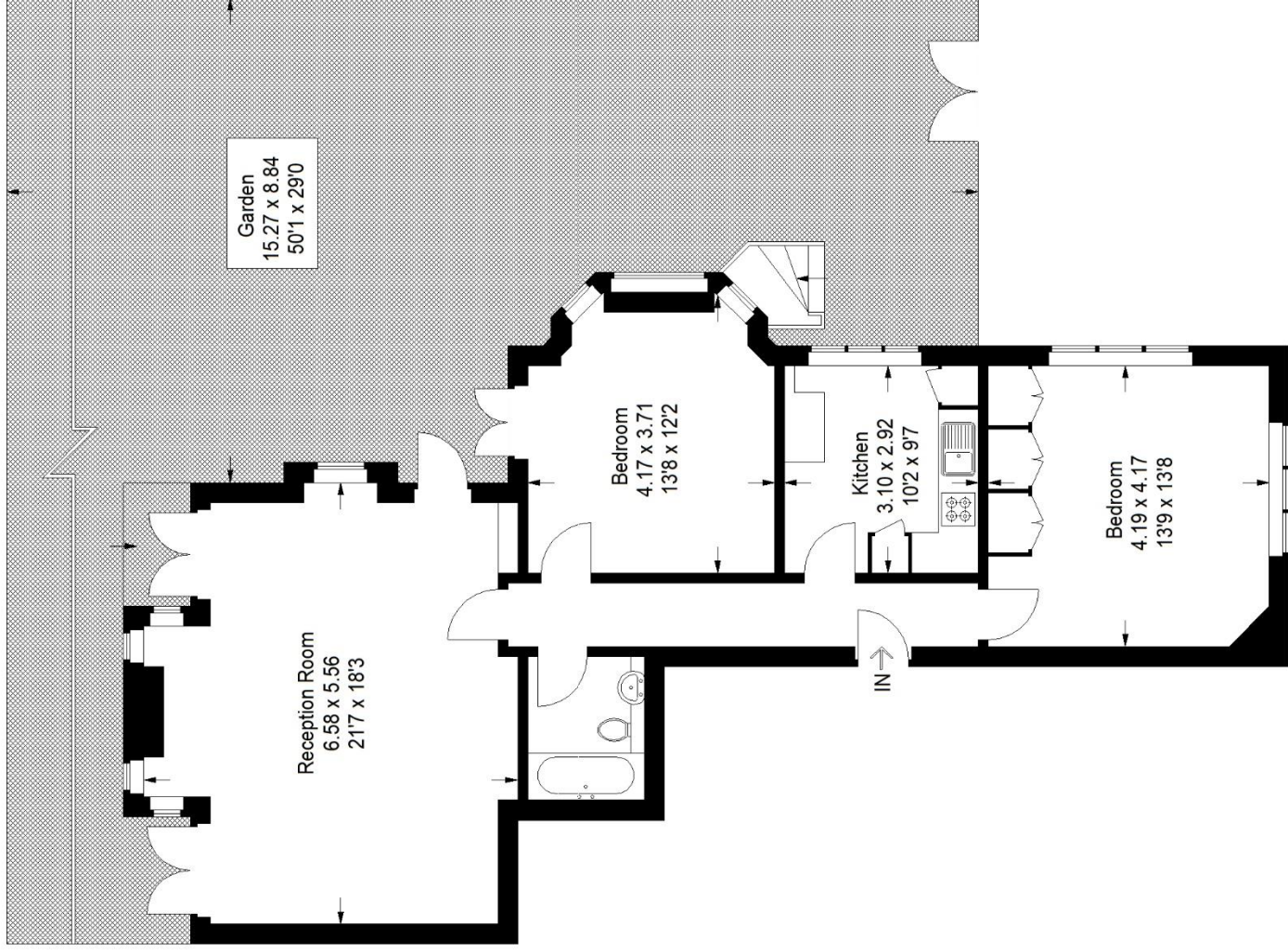


# Floorplan

## Summerhill, SE23

Approximate Gross Internal Area

86.4 sq m / 930 sq ft



### Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	42   E	
21-38	F		
1-20	G		

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